

Fremont Conservation Commission
04-07-08 Minutes



Fremont Conservation Commission
Minutes of April 7, 2008
Approved April 21, 2008

Present: Chairman Jack Karcz, Members Janice O'Brien, Tina Sturdivant, Pat deBeer and Recording Secretary Meredith Bolduc.

Chrm. Karcz opened the meeting at 7:30 pm.

Theresa Walker of RPC joined the meeting at 7:30 pm to discuss a possible Brownfields project.

At 7:32 pm Mbr. Sturdivant made the motion to enter into non-public session, pursuant to NH RSA 91-A: 3 II (d), to discuss consideration of appraisal and acquisition of real property.

Mbr. O'Brien seconded the motion which was unanimously approved 4-0.

At 8:00 pm Mbr. O'Brien made the motion to return to public session.

The motion was seconded by Mbr. Sturdivant and unanimously approved 4-0.

Mbr. Sturdivant made the motion that, pursuant to NH RSA 91-A: 3 III, in as much as divulgence of the information presented likely would affect adversely the action here enclosed and render it ineffective, the minutes of the non-public session held at tonight's meeting be sealed until such time as, in the opinion of a majority of the Members of the Fremont Conservation Commission, the aforesaid circumstances no longer apply.

The motion was seconded by Mbr. O'Brien and unanimously approved 4-0.

Mrs. Walker left the meeting at 8:01 pm.

MINUTES

Mbr. deBeer made the motion to amend the minutes of the March 17, 2008 meeting by adding the following under ERLAC on page four: At the hearing for HB 435, Senator Barnes, after hearing Mark Traeger's comments asked Commissioner Burack to meet with Mark at the end of the meeting. When Mark spoke with Commissioner Burack, Mark invited him to meet with the members of ERLAC to discuss their concerns about HB 435. Commissioner Burack agreed to the meeting, and Mark made the arrangements with the help of Theresa Walker.

The motion was seconded by Mbr. Sturdivant with unanimous favorable vote.

Mbr. deBeer made the motion to accept the minutes of the March 17, 2008 meeting as amended.

The motion was seconded by Mbr. Sturdivant with unanimous favorable vote.

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HJALMER ANDERSON
Map 6 Lot 060

At 8:05 pm Mr. Anderson met with the Commission relative to a Conservation Easement he wishes to place on his property at 84 Old Ridge Road. He said that he talked with Matt Tarr, an Extension Assistant Professor and Wildlife Specialist with the UNH Cooperative Extension, who encouraged him to move forward with exploring the possibility of giving a Conservation Easement of about 16 wooded acres. Mr. Anderson said that he is not willing to do this with any expense to himself. Mbr. O'Brien offered that Mr. Anderson may want the property appraised for tax purposes, but Mr. Anderson said that an appraisal for that purpose was not an issue. Mbr. O'Brien said that the Conservation Commission would need to get a surveyor to designate the easement area so that it can be recorded. She thinks the cost would be minimal because the boundaries have already been surveyed. The total cost for the Easement would be surveyor fees, legal fees to have the easement drawn and the recording fees for a possible RCCD Easement holder fee.

Mr. Anderson stated that he has spoken with the Rockingham County Conservation District about the Easement and they would like to see it as designated as farming and timber and would also be willing to meet with the Fremont Conservation Commission relative to this Easement. Mr. Anderson said that he would not like to see the property farmed because of the negative impact farming would have on Spruce Swamp. He would like to keep the property as forestry only and not permitting the use of pesticides or chemical fertilizers and would like the Easement to reflect that. He added that he did speak with Phil Auger at one time, but did not follow this up.

Chrm. Karcz made the motion to move forward with a Conservation Easement for the Hjalmer and Christine Anderson property at Map 6 Lot 060.

Motion seconded by Mbr. deBeer with unanimous favorable vote.

Mbr. O'Brien agreed to speak with surveyor Tom Brouillette about the cost to survey and with the Rockingham County Conservation District to see if they would be willing to hold the Easement. She will report her findings back to the Commission at the next meeting.

Mr. Anderson was agreeable with the Town holding the Easement if the Rockingham County Conservation District is not willing to. He said that he has a general idea of how he wants the Easement drafted and he will get a copy of that draft to Chrm. Karcz.

PRIME WETLAND

Mbr. O'Brien stated that she has contacted Mark West relative via e-mail relative to contacting DES to report the acceptance of the Prime Wetland Ordinance at the Town Meeting, but has not heard back from him. Mrs. Bolduc agreed to contact Mr. West to find out what the process is for DES to accept the Prime Wetlands designation.

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GLEN OAKES FOREST & WILDLIFE MANAGEMENT PLAN

Chrm. Karcz reported that Mr. Moreno has agreed to include an article in his final Forest and Wildlife Management Plan report about the methodology he used in his study.

ERLAC

Vernal Pool Workshop

Mbr. Sturdivant reported that the Vernal Pool workshop date is May 10, 2008 at the Raymond Middle School from 10:00 am to 12:00 noon.

Signs

Mbr. Sturdivant said that she has received the additional protected river sign for the rail trail. She added that she has spoken to Road Agent Guerwood Holmes who said that he has a post and locking bolts that could be used for installing the sign and he has offered to set up the sign at no charge.

Mbr. Sturdivant said that Steve Couture from DES met with ERLAC and went over a long range management plan for State owned lands within the Exeter River Watershed. Mbr. deBeer said they are working on a comprehensive watershed management plan for the Exeter River and have some significant funding for this. Mbr. Sturdivant said that ERLAC should be getting some maps from Mr. Couture so they can see if Fremont fits with this plan.

Fluvial Geomorphology Study - Steve Couture met with ERLAC and reported on Sally Soule's behalf. The fluvial geomorphology part of the project is in process. DES had just completed interviewing potential candidates for taking over phase II of the project. Mr. Couture stated that they had selected a candidate, but could not disclose who it was until after a contract was agreed to and signed. More information will follow in the next few months.

GLEN OAKES

Mbr. O'Brien stated that the Open Space and Conservation Commission Members will go to Glen Oakes on April 19, 2008 at 9:00 am to retape the trees along the boundary lines.

NON PUBLIC

At 8:37 pm Mbr. O'Brien made the motion to enter into non-public session, pursuant to NH RSA 91-A: 3 II (d), to discuss consideration of appraisal and acquisition of real property.

Mbr. Sturdivant seconded the motion which was unanimously approved 4-0.

At 8:55 pm Mbr. O'Brien made the motion to return to public session.

The motion was seconded by Mbr. Sturdivant and unanimously approved 4-0.

Mbr. O'Brien made the motion that, pursuant to NH RSA 91-A: 3 III, in as much as divulgence of the information presented likely would affect adversely the action here enclosed and render it ineffective, the minutes of the non-public session held at tonight's meeting be sealed until such time as, in the

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opinion of a majority of the Members of the Fremont Conservation Commission, the aforesaid circumstances no longer apply.

The motion was seconded by Mbr. Sturdivant and unanimously approved 4-0.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Chrm. Karcz stated that the Commission has received an April 7, 2008 correspondence from the Planning Board requesting additional information relative to the land purchase acquisition that was listed as a capital expenditure on the 2008 CIP worksheet form that the Commission recently filled out. A blank worksheet was also included. This prompted a conversation relative to the fact that there is no way to project what grants will be awarded or when land acquisition projects will be done. Mbr. deBeer said that the Conservation Commission has contingencies that are out of their control. Mbr. O'Brien suggested asking David West of RPC how other towns Conservation Commissions answer those questions for their CIP.

There was a conversation relative to the possibility of starting a Capital Reserve Fund for land acquisition.

CARSTEN SPRINGER

Map 1 Lot 062

The Commission received a copy of an April 1, 2008 Letter of Compliance to Carsten Springer, owner of the property at the above referenced location, from Eban Lewis of NH DES stating that they are closing the enforcement file regarding the property at this time. The Board also received a copy of an April 1, 2008 correspondence to Mr. Springer from Mr. Lewis noting the approval of the after-the-fact request to retain 50 sq.ft. of impact within the bed of an unnamed stream for the replacement of a beaver control pipe.

TREASURERS REPORT

The Commission received from Town Treasurer Kimberly Dunbar the Conservation Commission account balances with the New Hampshire Deposit Investment Pool (NHPDIP) as of April 3, 2008. This report did not include the checking account balance that remains with the Citizen's Bank.

MASTER PLAN & ZONING ORDINANCE

Mbr. O'Brien stated that at the recent SPNHF Saving Special Places Workshop, she attended a session titled "Communities and Land Trusts: Implementing the Wildlife Action Plan." At this session, a project was described in which the town of Chester compared their Master Plan to their Zoning Ordinance to see if they are in line. It was thought that this project may have been funded partially by the WAP and partially by a CTAP grant. Mbr. deBeer was also familiar with this project because she attended a session where CommunityViz software projects were described at the "Saving Special Places Workshop". A consultant from NH Audubon worked with members from the Town Boards to do the study at a cost of \$6000. The consultant used CommunityViz software, which is an extension to ArcGIS (i.e. must have ArcGIS to use CommunityViz). Mbr. O'Brien noted that this may be something that could be done for Fremont.

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NRI

Chrm. Karcz reported that the Planning Board has made the modifications to the NRI in the recommendation section and there was a question of whether there should be two versions of the NRI, the Planning Board version and the Conservation Commission version. The Members agreed that there should be only one version and that two versions would only create confusion. The maps will be included at the end of each respective section. It was noted that the Prime Wetland Designation information will also need to go into the NRI after it is approved by DES.

INCOMING CORRESPONDENCE

1. Comment sheet from the Planning Board relative to a Lot Line Adjustment between Map 1 Lot 090 located at 24 Abbott Road, Fremont, New Hampshire owned by Mary A. Anderson and Map 1 Lot 091 located at 36 Abbott Road, Fremont, New Hampshire owned by Ruth F. Anderson Revocable Trust. The Members had no comment.

MAY 5, 2008 MEETING

The Commission Members agreed to cancel the May 5, 2008 meeting so that they can attend the Comprehensive Shoreland Protection workshop in Brentwood that evening.

Mbr. Sturdivant made the motion to adjourn at 9:55 pm.

Motion seconded by Mbr. deBeer with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc